



✦ QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION ✦ WINTER 2024 ✦



✦ *INSIDE* ✦

CRIME & SAFETY
REPORT

✦

THE FIRST WORD
PROCESSOR

✦

HOMEOWNERS DUES

✦

HAWK SEASON

✦

REAL ESTATE REPORT

✦

FUTURE OF WHOA

✦

PARK REPORT

✦

BULLETIN BOARD

PRESIDENT’S MESSAGE

HOME IS AN OASIS

• Jerry Hornof

Our 2024 theme has been Home is an Oasis. This captured the concept that home is like an oasis in that it provides refuge, relief, and a pleasant escape from our often very hectic life. Symbolically, it is a place where you can find safety and sustenance. It describes a peaceful area in our everyday lives.

The last few months have been stressful as we grappled with deciding how best to move forward with our representative form of government. Historian Jon Meachem reminds us that our election was “exactly what America is supposed to do. We are to debate, dissent, decide and then adjudicate on whether we want to continue on a particular course.” That was what we did on November 5th. Some agree and others disagree with the chosen course, but I feel we all need to move forward “with malice toward none with charity for all” in making this a “more perfect union” for all people.

Stress is often the result of how we balance optimism and pessimism in our lives. To find a balance you may need to acknowledge both the positive and negative aspects of a situation without letting either dominate your perspective. A proverb attributed to Tao Te Ching best summarizes this balance “Figure out the rhythm of life and live in harmony with it” I recently read an article that exemplifies the rhythm of nature.

The Berkeley Pit started as a copper mine in Butte, Montana. Established as a mining camp in 1864, the discovery of copper in the area in the early 1900s transformed Butte. At the height of its production throughout the 1920s, 30s, and 40s, Butte was responsible a full 1/3 of the copper used in the United States. After the end of World War II the demand for copper dropped and the mining company began losing money. Company executives abandoned digging shafts into the hill and began open pit mining of the copper. They were able to remain in operation until 1982, when economic forces led to bankruptcy. The company shut off the pumps that kept water



Westdale
VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
P.O.Box 66504
LOS ANGELES, CALIFORNIA 90066
WWW.WESTDALEHOA.ORG

PRESIDENT
JERRY HORNOF
JERRY.HORNOF@NOAA.GOV

EDITOR
MARJORIE TEMPLETON
MPT@RWTIA.COM

NATURALIST
M. UMAR

LAPD LIAISON
SOHAM PATEL

SCHOOLS
ANDREA EBERT LOWERRE

ADVERTISING
DEBBIE KAPLAN
DKPROPERTIES@GMAIL.COM

**GRAPHIC DESIGNER
& COMIC RELIEF**
DICK HENKEL
DICK@DKDICK.COM



✦ QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION ✦ WINTER 2024 ✦

from collecting at the bottom of the pit. The water collected until at 40 billion gallons, Berkeley Pit became one of the largest lakes in the United States. The geology in the Butte region is full of pyrite, a mineral better known as “fool’s gold.” When air, and water, and pyrite get together it produces sulfuric acid. The pit became a toxic combination of acid and heavy metals. One night in 1995 a storm swept over the Butte region. A flock of migrating snow geese were passing over the Berkeley Pit and took refuge in its waters. Residents woke up the next morning to find the carcasses of 342 geese floating on the surface of Berkeley Pit. The Butte community was devastated. Several years after the 1995 geese incident, a person walked into the biology department of the nearby University of Montana with a slimy, algae covered stick that had been pulled from the Pit. Life had found a way. It turned out to be a kind of yeast that had the most remarkable property: it was absorbing the heavy metals from the water around it. For years scientists and engineers have been using bacteria and other microorganisms to filter heavy metals out of contaminated water. These bacteria filter about 10-15% of heavy metals out of water. This yeast was absorbing 85-95% of the heavy metals in the water around it. Scientists worked up a profile for it and searched the literature to see where else this yeast occurs in the natural world. They found a single reference. In all of the natural world, this yeast occurs in only one place: in the digestive tracts of geese. This yeast is now the subject of active research in its potential for bioremediation.

October is always an active month in Westdale. The Westdale Homeowners Association along with 11th District Council Woman Traci Park helped sponsor the Boo on Purdue. This has become an annual Halloween evening event for our neighbors on Purdue Avenue between Stanwood and Kingsland. The street closure adds to the safety and ambiance of the nighttime experience. The Boo on Purdue included trick-or-treating, costumes, haunted house, popcorn stands, cotton candy stand, and “Halloween scarolers”. Of special note, the event was also a fund raiser in support of Children’s Hospital Los Angeles (CHLA). A very appreciative thank-you to Matt Liston, Heather Butterfield, and Rachel Bregman for coordinating and to all our neighbors on Purdue Avenue for participating and inviting all of Westdale to their Halloween Party.

In closing, I wanted to remind everyone to visit the Westdale Homeowners Association website (<http://westdalehoa.org/>). Also, please check out the article in this issue regarding dues and Board opportunities. Our 2025 Westdale Homeowners Association Annual meeting will occur on Tuesday, January 28th. Check the website for

additional information as January 28th approaches. As we look to the New Year I hope that 2025 will be a wonderful oasis filled year for all of our Westdale families.

CRIME & SAFETY REPORT

•Soham Patel

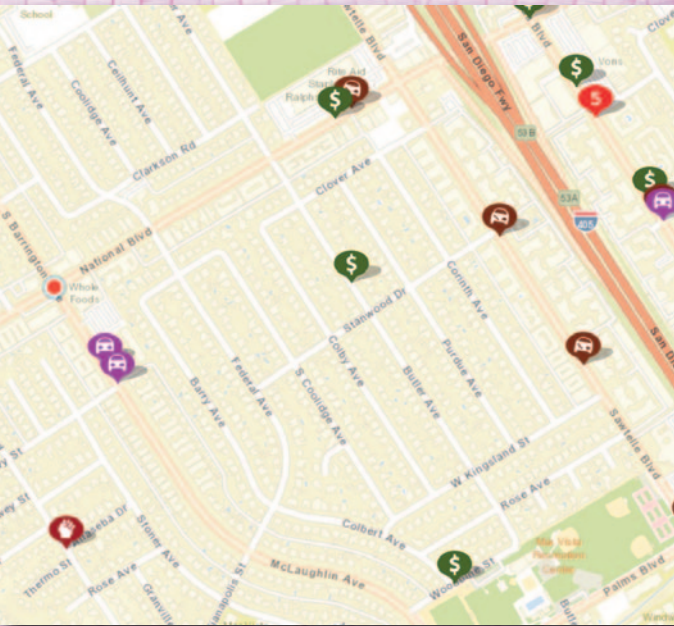


Hi neighbors, we’ve seen a decrease in (1) homeless encampments near us and (2) crime in our little pocket since our last newsletter in September. With a new Los Angeles District Attorney sworn in on December 2nd we can, fingers crossed, expect more law and order in West Los Angeles.

LAPD’s Pacific Division Captain, Officer Karwon Villery, will be hosting a Westdale Neighborhood Meetup in Q1 2025 with date/time to be determined. We will send a message to the WhatsApp group and Constant Contact as soon as Officer Villery provides a date, time, and location.

As a reminder, if you would like to join the Westdale WhatsApp Group please fill in the Google Form at this URL: <https://forms.gle/VYxRAe2aXCCDYGFo6>. This group is managed by Andrew Meengern who lives on Colby. We will also be sending out information about Officer Villary’s talk on Constant Contact. To join this group, you must supply an email address on your dues form.

Crimes in Westdale • Sept. 1 – Nov. 13 2024 • crimemapping.com



Tips & Tricks to Keep Our Neighborhood Safe During the Holidays:

- **Notify a neighbor:** If you decide to go out of town during the holidays, please be sure to notify your trusted neighbors. Ask them to keep an eye on your house and report any suspicious activity.
- **Pause your mail:** Make arrangements to keep mail and newspapers from piling up by halting your mail and newspaper delivery
- **Ensure lights are on:** Ensure your outdoor lights are working, and consider motion-activated ones for extra deterrence.
- **Trim hedges:** Trim overgrown shrubs that could provide hiding spots for intruders.
- **Lock doors:** Lock your garage door and any connecting doors to your house.
- **Lights on a Timer:** Create the illusion of someone being home by using timers for lights in different rooms, set to turn on and off at varying times.
- **Curtains and Blinds:** Adjust them to a natural position, neither fully open nor completely closed, to maintain a lived-in look.

Be well, and take care of each other.

MAR VISTA SCHOOL REPORT

•Andrea Ebert Lowerre

It’s been a busy fall at Mar Vista Elementary! Our annual Big Boo provided Halloween fun for all ages with a full day of activities including games, pumpkin painting, inflatables and the infamous haunted house. Thanks to all the students, parents and neighbors that came out to scare up some fun and raise funds for our PTA!

In addition to the classroom instruction from their wonderful teachers, students have been busy enjoying enrichments like Art, Computer Lab, Science, Spanish, PE and Music. In early December the 1st, 2nd, 5th grades, along with chorus and half the Kinder classes, participated in the Winter Show, showcasing the songs and rhythms of the holiday season.

A huge thank you to the families and staff that participated in our Fall School Beautification Day! So much was accomplished, and it was wonderful to see so many parents and students lending a hand to keep our school grounds and classrooms looking great.

The Annual Giving Campaign is still underway, with a goal of 100% participation from our enrolled families. This is the biggest fundraiser of the year for the MVSEG Booster Club, raising more than 65% of our funds for the year. Thank you to all those who have donated, and there’s still time to contribute if you’d like to show your MV pride with a yard sign!

Mar Vista Elementary will be closed for Winter Break from 12/16-1/3, with students returning Monday, 1/6. Wishing everyone a healthy and happy holiday season.

I Care About You, Even When You’re NOT Selling.

A Letter I Recently Received...
People Know Me, People Like Me, People Trust Me.

Dear Mr. Wynn
I’m 86 years old and have been a widow for 4 years after a wonderful 58-year marriage. I move rather slowly but will be relocating to Chicago to live with my niece.

Knowing that people often try to take advantage of seniors, especially widows, I checked for referrals before calling a realtor. This might or might not surprise you. The referral I received from my neighbor was Ron Wynn. From my church? Ron Wynn. From my hairdresser? Ron Wynn... and then, yesterday, I got a postcard from Ron Wynn.

So, I think I should have you over to talk...
But please understand, I’m 86.
— Esther Pallett

I’m Your Westdale Go-to-Guy To Handle Everything Including Staging, Donations, & Junk Removal.

RON WYNN
310.963.9944
ron@ronwynn.com
www.ronwynn.com

Even If Your Best Friend Is A Realtor, Call Me For Another Opinion.

W S A
Wynn Sowal Aston
Solutions by Collaboration

COMPASS

THE FIRST WORD PROCESSOR

•Margie Templeton

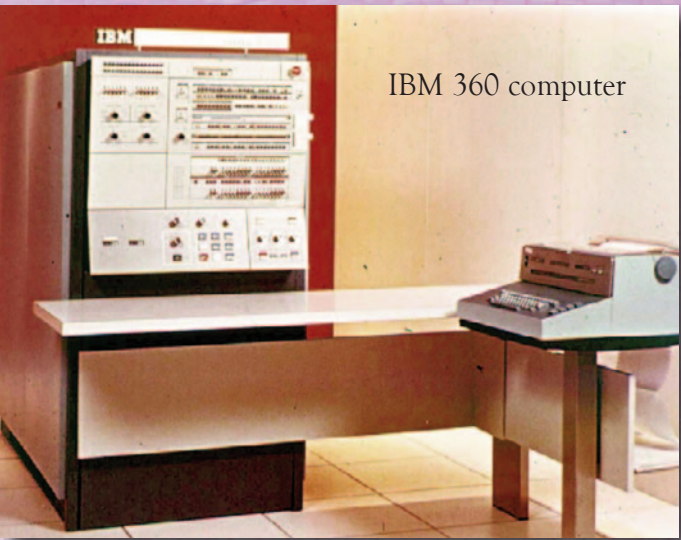
I think of it as we all write our Villager articles at home on our computers. What a change there has been in my life! In 1959, I worked on my high schools newspaper in Minneapolis. We wrote the stories on a manual typewriter and then took the pasted up pages to a printer who typeset the pages using lead type. He stood in front of a wall with bins of letters in different fonts and sizes. His hands flew over the letters to pick them up with a tweezer and place them in a form for each page.

In 1963 I worked at the YWCA office working on their mailings. I typed on wax sheets. The typewriter made letter shaped holes in the wax. It was then put into a mimeograph which pushed ink through the letters to the paper. My next job was at the Federal Reserve Bank of Minneapolis in 1964 when they bought their first computer, an IBM 1620. I was sent to school to learn to program it. This allowed the bank to actually print documents from a computer! However, it wasn't easy. A document was written out and sent to a keypunch operator. I had to write a program to read the cards and send the text to the printer. The program had to contain pauses for the printer to wait for the carriage return on the printer.

My husband started grad school at Stanford in 1965, so we moved to California. With my "extensive" two years of experience as a programmer, I was hired by IBM. The program that I worked on that has had the biggest impact on the world is probably the first word processor.



IBM 1620 computer



IBM 360 computer

Two teams were developed: 3 men working on the IBM OS version (the operating system for larger IBM 360 computers) and 3 women working on the DOS version (for smaller computers). We had adjacent offices and started a friendly race.

The first version was coded on coding sheets and sent to the keypunch department. The deck of program cards was then walked down to the computer room and handed in to the computer operators. If we were lucky, we could pick up the results in a few minutes to see the results. We then returned to our terminal to test and refine before trekking down to the computer room again with corrections. It took a LONG time to write a program. This is how all programs were developed in those days.

Our big breakthrough came when we could use the first operational version of a word processor to start further.

Suddenly we had an ability to find and fix the problems with the code and to add capabilities without a trip to the computer room. Programs were still stored on cards, but we did not need cards for program modifications. Our productivity shot up and we were able to quickly add new features.

The two versions were finished at almost the same time. However, the women's version ran much faster than the men's version. They had to look at our code to make improvements! However, we were all delighted to have produced something that could be used by all computer programmers to speed up their work.

Please cut and mail



2025 HOMEOWNER DUES

Please support the Westdale Homeowner's Association (WHOA) by paying your annual dues. At \$30/year, it is a bargain. Dues are used to support publishing and distributing the Villager, our quarterly newsletter. Advertising offsets only some of the cost. Dues supports the website, communication software, and the annual block party. We also support Mar Vista School, Mar Vista Park, and zoning advocacy to protect our neighborhood. We support the LAPD, and the block captain program. Supplemental payments to the Community Emergency Response Team (CERT) supports our Homeowners' emergency supplies which are stored at Mar Vista School.

The web site <http://www.westdalehoa.org/> has a link to a list of addresses of those who have already paid. Many of you have paid for future years. You may pay for up to 3 years with one payment. In spite of the name "home owners", we encourage the participation of renters.

	# Years (1-3)	TOTAL
Dues \$30 per year		
CERT optional support (suggest \$10)		
General Fund optional donation		
TOTAL		

MEMBERSHIP INFORMATION

Home Address: _____

Name 1: _____

Phone: _____ email: _____

Name 2: _____

Phone: _____ email: _____

Please make checks payable to "Westdale Homeowner's Association". If your check is a business check, give your house address as well in order to credit your house as paid. Return to Jami Olson at 3216 Barry or mail to Westdale HOA, PO Box 66504, LA, CA 90066

MEMBERSHIP INTERESTS:

Let us know if you would like to serve on the board, participate in CERT, or serve in any other capacity: _____

WILDLIFE REPORT: HAWK SEASON

•M.Umar

It's winter, and many birds are migrating to or through Southern California. Yellow-rumped warblers, which have the titular daub of yellow above their tail, suddenly seem to be everywhere. Their colorful presence and high-pitched chirps signal the end of fall. White-crowned sparrows

also appear in Westdale, albeit less often. This uptick in small birds is good for birdwatchers... and for hawks.

The most commonly observed hawk in the neighborhood is the Cooper's hawk, also known by the less dignified moniker of "chicken hawk". While they live here year-round, there are also some winter migrants. You won't find them circling around in the sky, as they're more suited for speed and agility. This helps them hunt down birds such

as sparrows and doves. Cooper's hawks are often found on fences and tree branches, observing their surroundings with eyes that range from pale gold to deep red. Juveniles have brown teardrop markings down their chest, and adults have grayish wings. Their most notable feature is their long, gray and brown-striped tail, which differentiates them from other local hawks with stubbier tails.

One such species is the red-tailed hawk. As the name suggests, its tail is generally brick-red with a dark band. However, their plumage is diverse and often confusing — some individuals don't even have the red tail! Unlike Cooper's hawks, red-tailed hawks fall under the Buteo genus of raptors. That makes them larger, chunkier,



and better at soaring than chasing their prey. They are most commonly spotted around Rose Ave, watching imperiously from atop telephone poles.

Instead of being Buteos, sharp-shinned hawks (nicknamed "sharpies") are part of the genus Accipiter, making them short-winged and long-tailed. This can lead to them being mixed up with Cooper's hawks. From a distance, their heads appear smaller than those of Cooper's hawks, and their tail usually has a blunt tip. It's all too easy to get the two species confused — both largely subsist on small birds, have red to yellow eyes, and perch in trees.

Despite their sharp beaks and talons, hawks haven't had it easy in LA. Along with the usual crows mobbing them, they've also had to contend with the pesticide DDT. Before it was banned in 1972, DDT had a drastic effect on raptor populations. Their eggshells became more brittle. Cooper's hawks, among many other species of birds, were drastically declining. Luckily, they're no longer threatened.

Los Angeles is teeming with birds. Despite this, there's always something special about seeing a raptor. Their stoic gazes and piercing voices call

Editor's note: These pictures were taken from my kitchen window at 3412 Purdue Avenue. We live in an awesome neighborhood!



to mind a time when Los Angeles was a vast prairie full of prehistoric beasts. (Of course, these birds can also be ridiculous — particularly when they're hurtling into a window and then staring at the ceiling, stunned. I write this from personal experience.) Whether you love to observe their distant silhouettes or hate to see them sneaking around your birdfeeders, there's no denying that hawks are iconic creatures. And the recent increase in hawk sightings promises a very interesting winter for birdwatchers.

Keep looking for creatures this winter!



REAL ESTATE REPORT

•Adam Glick

You’ve probably noticed one thing if you’re thinking about making a move: the housing market feels a bit unpredictable right now. The truth is, from home prices to mortgage rates, we’re seeing more volatility and it’s important to understand why. At a high level, let’s break down what’s happening and the best way to navigate it.

Factors like economic data, unemployment numbers, decisions coming out of the Federal Reserve (The Fed), and even the presidential election, are creating uncertainty right now, and uncertainty leads to market volatility. You can see that when you look at what’s happening with mortgage rates. New economic reports and other geopolitical events have an impact and can cause sudden shifts up or down, even though experts still forecast that rates will come down overall. We’ve seen that effect pay out recently, like when employment and inflation data get released each month.

And, as the markets react, these types of updates will continue to have an impact on rates moving forward. This is exactly why the projected decline in mortgage rates isn’t

going to be a straight line down over the next year. Plus, home prices and the number of homes on the market very dramatically depending on where you’re looking to buy or sell which makes it even harder to get a clear picture. In some ares, home prices are rising and inventory is tight. In others, there are more homes available and it’s leading to more moderate pricing shifts. As all of this unfolds, understanding what’s happening will help you make the right decisions, whether that’s buying or selling. And there is one easy way to get the information: from a professional!

While the road ahead may have some bumps and unexpected turns, you don’t have to go it alone. A great agent will keep you updated on the latest market developments, guide you through any shifts, and help you make smart decisions based on your goals. And, since conditions can vary significantly from one neighborhood to another, your agent will also help you understand the specifics of your market –whether it’s how to navigate competition with other buyers, the number of homes available, or what’s happening with local home prices. Their insights and expertise will help you to adapt to any movement in the market.

Let’s turn uncertainty into our advantage, helping you move forward with confidence.

2024

\$550M+

Sales Volume

\$15M

Our Highest Sale This Year

236

Cups of Coffee

912

Open House Cookies Made

79

Sleepless Nights

120+

Homes Sold in Mar Vista

2

Chief K9 Officers

32

Avg. Days on Market

Top 1%

Agents in the U.S. by The Wall Street Journal

2

Mar Vista Block Parties (1 Newly Founded)

3


Year's L.A. Magazine Real Estate All-Stars

84

Team Strategy Meetings

1

Big Update for Homebuyers



DAVIS + BURNS



PROPERTIES

REBECCA DAVIS + CLAIRE BURNS

310.418.8091

team@davisandburns.com

davisandburns.com


 Follow along: @davisandburns

COMPASS

BGG

BELLET / GRAKAL / GLICK


REAL ESTATE GROUP



SELL IT QUICK WITH ADAM GLICK

310.488.4410 AdamRGlick@gmail.com DRE #01982917

kw | KELLER WILLIAMS BEVERLY HILLS



8

Why Choose Ron Wynn?

When you ask, "Why Ron Wynn?" The answer goes beyond just my name and reputation. It's about what I stand for and how I operate:

PEOPLE KNOW ME

With over 30 years of experience in West Los Angeles real estate, I've built strong relationships with the community. My name is recognized because I've been a trusted advisor to countless families navigating one of the biggest decisions of their lives.

PEOPLE LIKE ME

My approach is personal, compassionate, and tailored to each client. I listen, understand, and respect your needs. I don't just sell homes, I guide people through the entire process with warmth, professionalism, and a commitment to making the experience as smooth as possible.


PEOPLE TRUST ME

Trust is the foundation of my success. I earn it by putting my clients first, always acting in their best interest. Whether it's negotiating the best price or providing honest advice, my focus is on you and ensuring you feel confident every step of the way.

For me, "It's all about you." Every decision I make, every piece of advice I give, is driven by your needs. I'm not just your realtor – I'm your advocate, your guide, and your partner in this journey. That's why people continue to choose Ron Wynn.

"I'll Be There For You Every Step Of The Way. I'll Help With Donations, Estate Sales, And Even Hauling Away The Trash."

-Ron Wynn



Ron WYNN

310.963.9944

email: ron@ronwynn.com

online: www.ronwynn.com

W S A

Wynn Sowal Astar

COMPASS

Solutions by Collaboration

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.

DRE#00420587

9

THE FUTURE OF THE WHOA

• Jerry Hornof & Margie Templeton

The Westdale Homeowners Association (WHOA) has a long and active history. Our newsletter is high quality but also expensive to produce. We are experiencing financial challenges as well as a need to recruit more Board members.

Currently, we have \$4,207.64 in the WHOA account. Our Community Emergency Response Team (CERT) account has \$8,786. The cost of publishing and mailing an issue is \$3,000.00. We do get money for advertising, but not enough to cover the full cost of printing and mailing. We also have annual expenses supporting our website, insurance, and other community events. Our suggested dues has been \$20 for many years. In 2025 we will be raising the suggested dues to \$30. We will also be supporting electronic payment via Zelle. Please access the website westdalehoa.org under membership support for electronic payment instructions.

The number of members who paid dues this year was only 144 out of 900 households. Of those, a third paid extra for CERT or for multiple years. This is a decrease from last year when we had 223 paid households. If you value the Villager and our sense of community, please send in your dues!

Our WHOA Board has members who have volunteered for many years and are planning to step down from the Board. We want to thank two new members: Soham Patel who has taken over the Los Angeles Police Department (LAPD) liaison position, and Shari Dunn who has taken over the Treasurer position. If you would like to contribute to the neighborhood, talk to us about joining the Board. Beside general Board membership, open positions include:

Vice-President (contact Jerry: jerryhornof@gmail.com)

Block Party Coordinator (contact Jerry: jerryhornof@gmail.com)

WordPress Web Management (contact Jerry: jerryhornof@gmail.com)

Thank you for your consideration.

MAR VISTA PARK REPORT

• Jerry Hornof

Mar Vista Recreation Center continues to be a very active and enjoyed oasis in our community. The park offers a wide variety of programs for all ages. Please visit www.laparks.org/reccenter/mar-vista for information on all the opportunities.

The Los Angeles Department of Recreation and Parks is conducting a survey to gather information to help plan programs that best meet the needs of our community.

Please take a moment to complete the survey.


In 2028, Los Angeles will host the Summer Olympic & Paralympic Games for the third time (1932, 1984, and 2028). PlayLA is a new program made possible by an investment from the LA28 Olympic and Paralympic Games Organizing Committee and the International Olympic Committee (IOC). Through the PlayLA program, youth of all abilities will have the opportunity to access quality sports available from their local neighborhood recreation center and join the Olympic movement. Youth sports clinics range from Swimming to Baseball to Football, and adaptive youth sports clinics will include swimming, skateboarding, and more. PlayLA welcomes all youth ages 5-17 for only \$10 per registration to eliminate economic barriers and promote recreation that is inclusive of all communities in Los Angeles. PlayLA is the single largest commitment to youth sports development in California and serves as a legacy before, during, and after the LA28 Olympic and Paralympic Games. Please visit <https://www.laparks.org/> for more information.

As always, please enjoy the park and its mission to provide and support vital and enjoyable recreational opportunities in our community.



Villager Bulletin Board

Sylvan's & Phillip's
Drapes & Blinds
Family Owned and Operated Since 1965
ROMAN SHADES • MINI & WOOD BLINDS
VERTICAL BLINDS • CORNICE BOXES
BAMBOOS • DUETTES
STEVE SENIT
Owner
(310) 391-0414
Fax (310) 391-9617 www.sylvansdrapesandblinds.com
12623 W. Washington Blvd. Los Angeles, CA 90066

Little Red Truck
Plumbing

Dennis Smith
Lic. #798285
310 392 5062
Pager 310 239 4235

DK PROPERTIES Representing
Fine California Properties
Debbie Kaplan, MBA
Broker
310/433-5053 cell
Debbie.dkproperties@gmail.com
lic. 00787672



Westdale Villager Ads
Advertise in the Westdale Villager

Business Card for \$45
1/4 Page ad for \$125
1/2 Page ad for \$250
*Run ads in 4 issues
and the 4th is free!

Contact Debbie at:
DKPROPERTIES@GMAIL.COM

Support Our Advertisers!
Tell them you saw their ad
in the villager